



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	11/09/10	AGENDA REQUEST NO:	VII-A
INITIATED BY:	DOUGLAS SCHOMBURG, AICP INTERIM PLANNING DIRECTOR <i>D.P.S.</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	DOUGLAS SCHOMBURG, AICP INTERIM PLANNING DIRECTOR	ASSISTANT PLANNING DIRECTOR:	N/A
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	SILVER GROVE AT RIVERSTONE SECTION 1 –FINAL PLAT CONSIDERATION AND ACTION		
EXHIBITS:	VICINITY MAP, RIVERSTONE GENERAL PLAN, PROPOSED FINAL PLAT		
CLEARANCES		APPROVAL	
LEGAL:	N/A	INTERIM PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
RECOMMENDED ACTION			
Approval of Silver Grove at Riverstone Section One Final Plat with the condition as follows: <ul style="list-style-type: none">• Recordation of abandonment information from Fort Bend County for Manor Road area within plat boundary			
EXECUTIVE SUMMARY			
<p>This is the Final Plat of Silver Grove at Riverstone Section One, which is located in the City of Sugar Land extraterritorial jurisdiction (ETJ). The proposed plat consists of 10.53 acres and 20 residential lots. It is located in the southern portion of Riverstone, in MUD 128 and LID 15. LJ Parkway will provide access to the subdivision, and the portion which will provide access to the subdivision is included with this plat. The Riverstone General Plan Amendment No. 3, approved by City Council on September 21, 2010, designates this area as single family residential, and the Planning Department has determined that the plat is in compliance with the approved General Plan. The Planning and Zoning Commission reviewed the Preliminary Plat for Silver Grove at Riverstone Section One on November 10, 2009, and approved the plat with no conditions.</p>			

The Subdivision Regulations (Ch. 5, Dev. Code) apply in the ETJ, and the plat is in compliance in terms of lot sizes, widths, depths building lines and other provisions that are found in the Subdivision Regulations. This plat drawing illustrates a portion of Manor Road which is being abandoned by Fort Bend County Commissioner's Court action. The traffic is being formally re-routed as a result of this plat, and long-term plans by the Riverstone Development. The applicant had previously had a Commissioners Court date scheduled for the action of abandonment of the portion of Manor Road (illustrated on the plat) of October 26, 2010. However, the item was unable to be heard at that time, and has been formally rescheduled for action at the Commissioner's Court during the day on November 9, 2010.

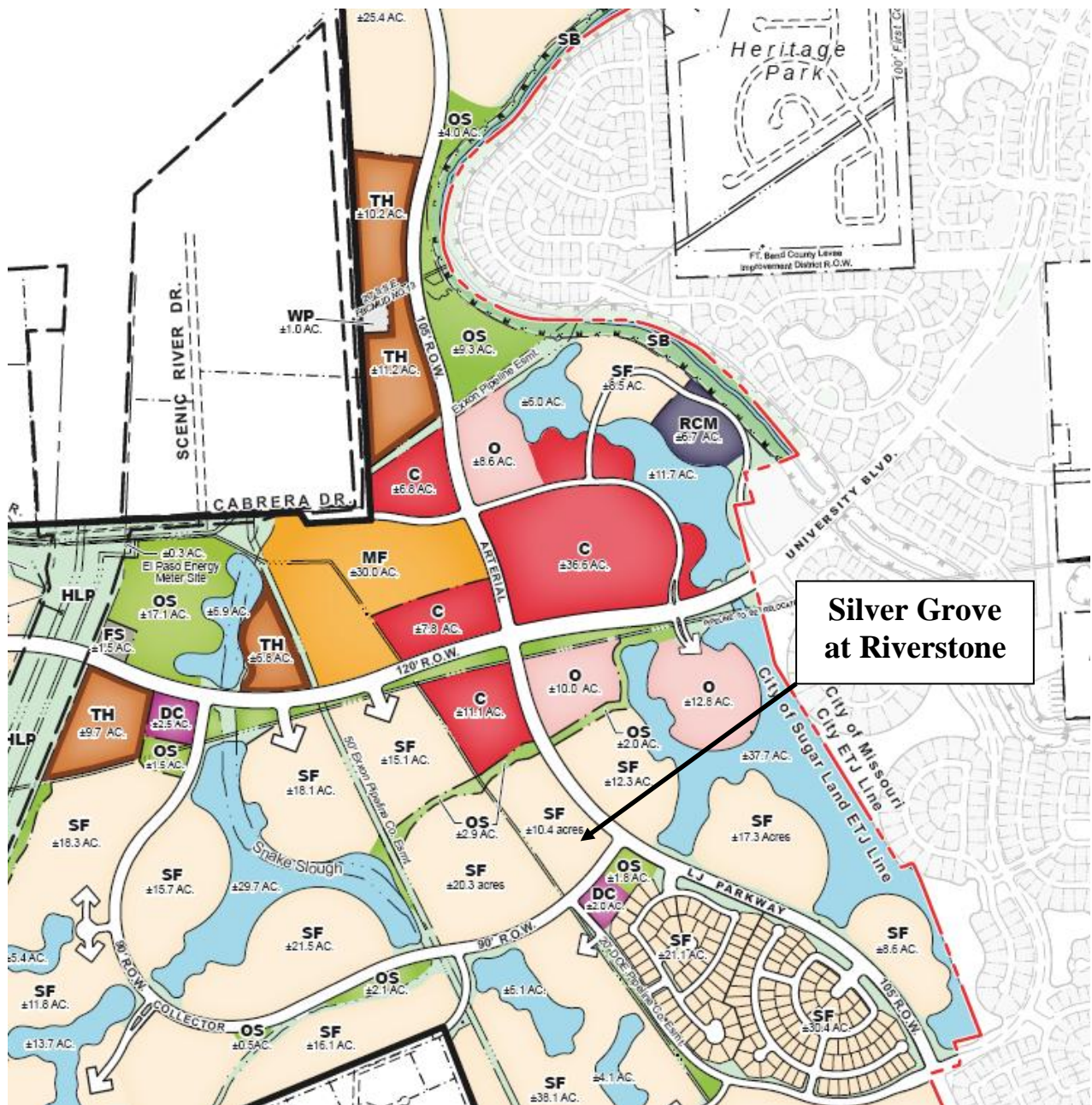
In an effort to facilitate the platting process, we have provided the Planning and Zoning Commission with plat copies that indicate the November 9, 2010 date of action for Manor Road abandonment (by Fort Bend County), and are suggesting a condition of noting the recorded file number of that abandonment on the mylars for this plat prior to plat recordation. Should the Commissioner's Court not take action on the abandonment on November 9, 2010, we will recommend the applicant withdraw the plat from the Planning and Zoning Commission agenda due to the encumbrance of Manor Road across the lots. We will update the Commission on the progress of this item at the November 9, 2010 meeting.

File No. 12651

CC: Chad Hablinski, P.E., Costello chablinski@coseng.com Trey Reichert, Riverstone trey@riverstone.com

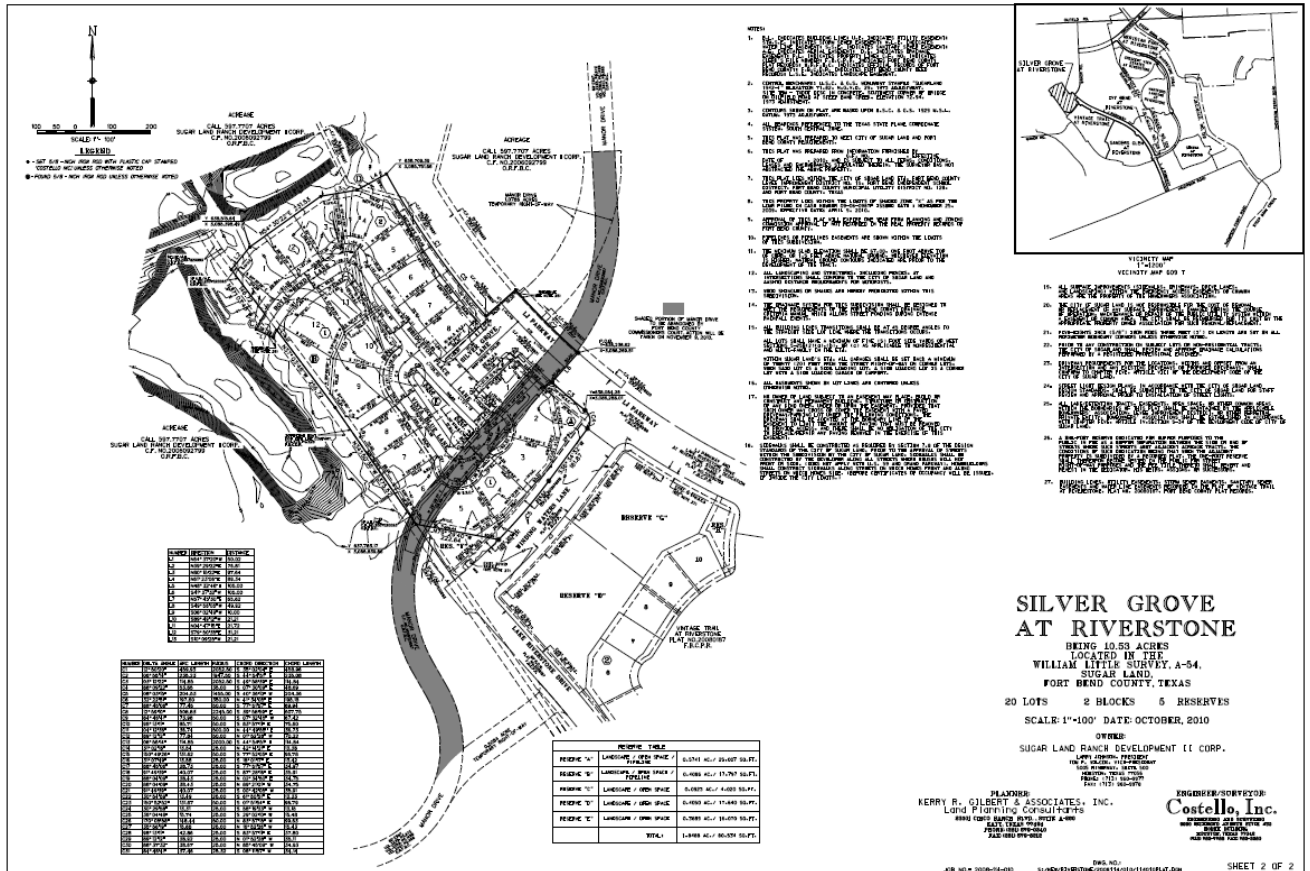
EXHIBITS

Vicinity Map: (Includes Excerpt of Riverstone General Plan)

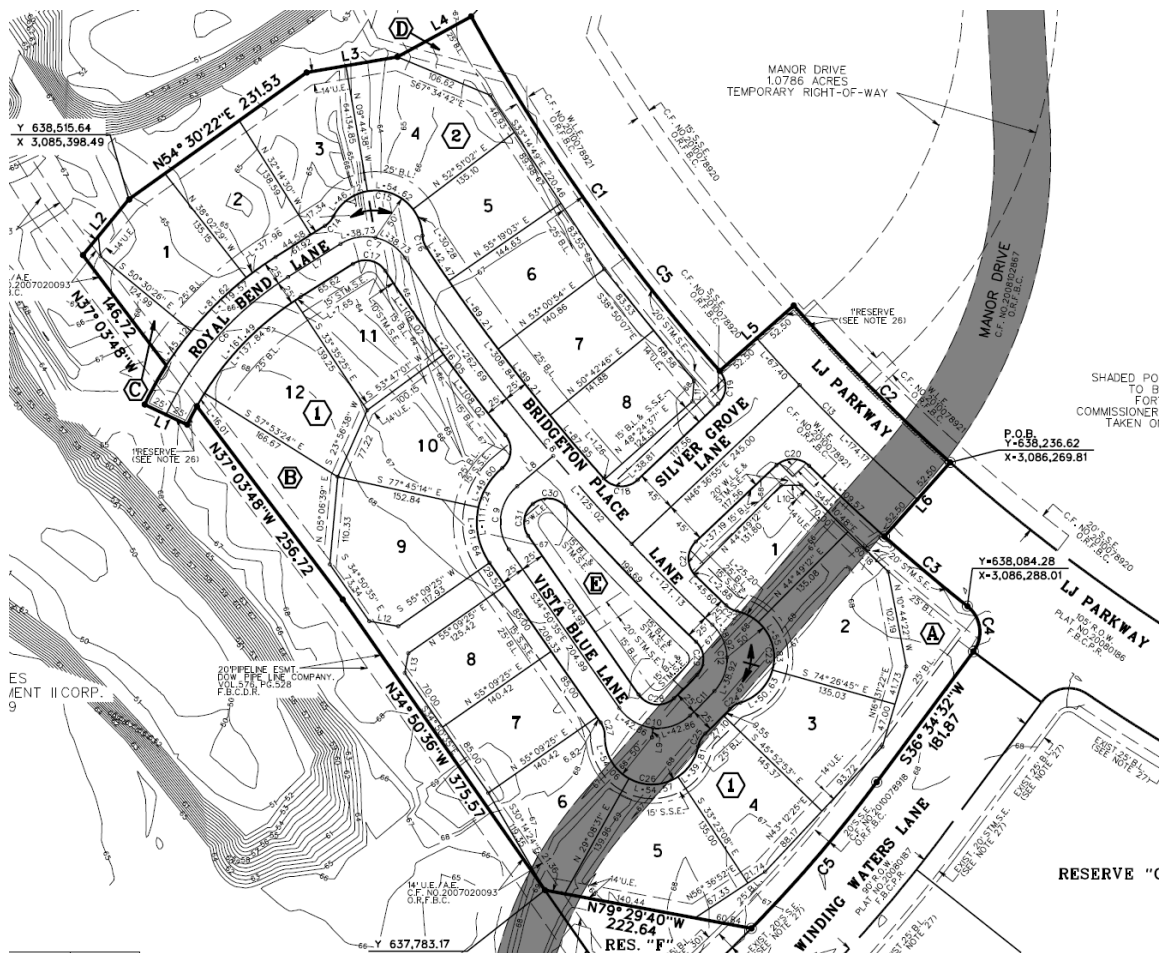


[illegible]

Proposed Final Plat: Silver Grove at Riverstone, Section One




Close-Up Excerpt I:



Close-Up Excerpt II:

Current Wording for Commissioner's Court Abandonment of Manor Road:


 SHADED PORTION OF MANOR DRIVE
 TO BE ABANDONED BY
 FORT BEND COUNTY
 COMMISSIONERS COURT. ACTION WILL BE
 TAKEN ON NOVEMBER 9, 2010.

*Note- Will be replaced by recordation information regarding abandonment of Manor Road